

City Council
Atlanta, Georgia

05-0 -1114

AN ORDINANCE
BY: ZONING COMMITTEE

Z-05-45
Date Filed: 5-10-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **3706 and 3711 Peachtree Dunwoody Road, N.E.** be changed from the R-3 (Single-family Residential) District to O-I (Office -Institutional) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 44 of the 17th District, Fulton County, Georgia by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

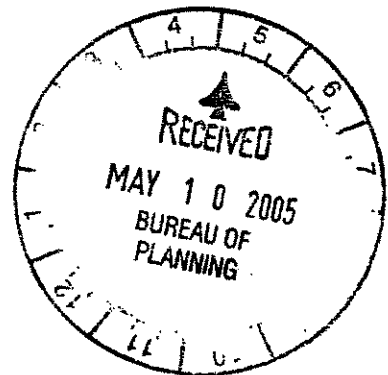
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Legal Description
For
3706 Peachtree Dunwoody Road and
3711 Peachtree Dunwoody Road

All that tract or parcel of land being and lying in Land Lot 44 of the 17th District of Fulton County, Georgia. Said tract being more particularly described as follows:

Beginning at a concrete Right of Way Monument found at the intersection of the west Right of Way of Peachtree Dunwoody Road with the north Right of Way of Peachtree Road; thence north 00 degrees 03 minutes 29 seconds east along the west Right of Way of Peachtree Dunwoody Road a distance of 475.67 feet to the True Point of Beginning;
thence south 89 degrees 55 minutes 20 seconds west a distance of 398.99 feet to a point;
thence north 17 degrees 56 minutes 47 seconds west a distance of 231.15 feet to a point;
thence north 89 degrees 55 minutes 20 seconds east a distance of 470.30 feet to a point on the west Right of Way of Peachtree Dunwoody Road to a point;
thence south 00 degrees 01 minutes 26 seconds west along the west Right of Way of Peachtree Dunwoody Road a distance of 220.00 feet to the True Point of Beginning.
Said tract containing 2.195 acres (95,622 sf) of land area.



2-05-45